

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, September 6, 2023

1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive

and by videoconference

Owners within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page. *Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.*

File Nos.: D08-01-23/B-00067 & D08-02-23/A-00132
Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*
Owner(s)/Applicant(s): Andrew, Douglas & Wilhelmina McLean
Property Address: 1756 Scott Street
Ward: 15 - Kitchissippi
Legal Description: Part of Lot 10, Registered Plan 145
Zoning: R1MM
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATIONS:

The Owners want to establish an easement for vehicle access and parking over a portion of their property, in favour of the abutting property owner at 1754 Scott Street.

At its Hearing on July 4, 2023, the Committee adjourned this application to allow the Owners time to apply for required minor variances from the Zoning By-law.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owners require the Consent of the Committee for a Grant of Easement/Right-of-Way.

The subject property is shown as Parts 1, 2, 3, 10 and 11 on a Draft 4R Plan filed with the application.

It is proposed to create an easement/right-of-way for vehicle access and parking over Parts 10 and 11, in favour of the owners of 1754 Scott Street.

REQUESTED VARIANCE:

The Owners require the Committee's authorization for minor variances from the Zoning By-law as follows:

- a) To permit parking to be located on a different lot as the use or building for which it is provided, whereas the By-law requires that parking be located on the same lot as the use or building for which it is provided.
- b) To permit a reduced width for a parking space of 2.47 metres, whereas the By-law requires a minimum width for a parking space of 2.6 metres.
- c) To permit a reduced width for a driveway of 2.47 metres wide, whereas the By-law requires a minimum driveway width of 2.6 metres.

IF YOU DO NOT PARTICIPATE in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

IF YOU WANT TO BE NOTIFIED OF THE DECISION following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

FOR MORE INFORMATION about this matter, contact the Committee (see contact information below, including email address, telephone number, website and QR code).

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the [Planning Act](#), the [Municipal Act](#) and the [Municipal Freedom of Information and Protection of Privacy Act](#), a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the

Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's [Rules of Practice and Procedure](#) accessible online.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario [Planning Act](#). Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario [Statutory Powers Procedure Act](#), including consents to sever land and minor variances from the zoning requirements.

DATED: August 22, 2023



Ce document est également offert en français.

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